

1. Demographic & Economic Trends

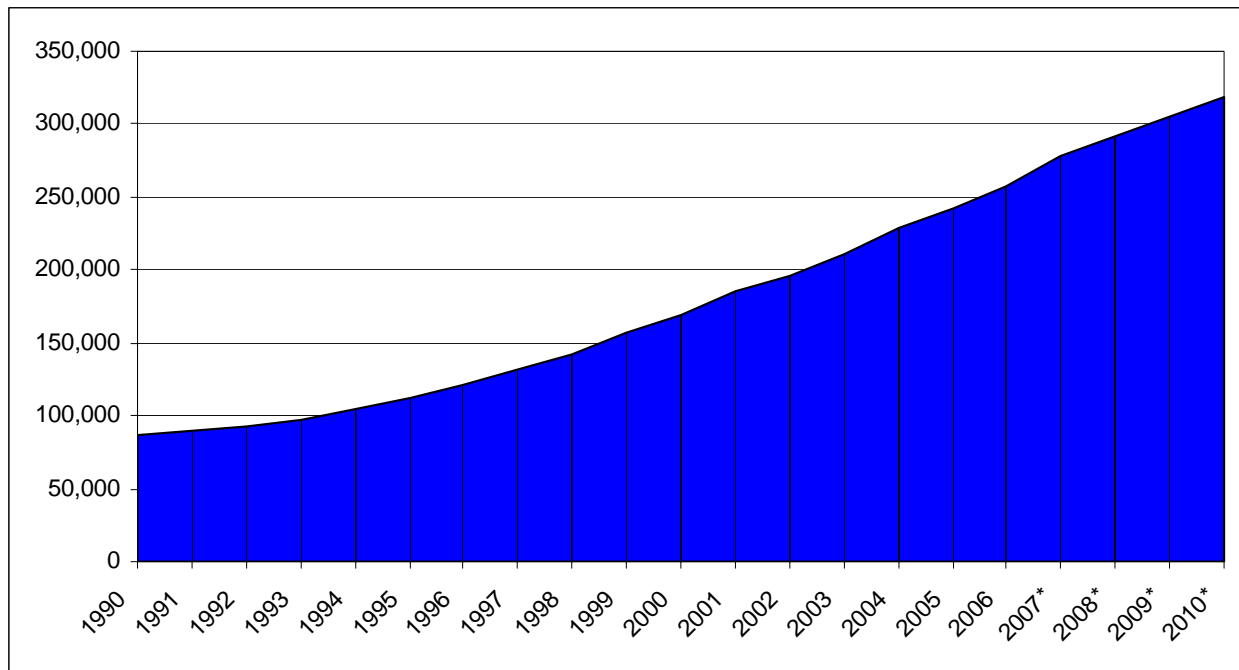
Notes

Population

According to the U.S. Census Bureau, Loudoun County had the fastest percentage population growth in the country from 2000 to 2003. This continued the County's rapid population growth experienced during the 1990's, when Loudoun's population increased 97%. The County's population is projected to continue to increase. It is projected the County's population will increase 32% from FY 03 to FY 07. High population growth is one of the key trends in transforming Loudoun County from a rural area to a suburban jurisdiction. Loudoun's 2005 population age characteristics were estimated to be 35.4% aged 0 to 20 years, 37.5% aged 21 to 44, 21.6% aged 45 to 64 years, and 5.4% aged 65 years and over.

<u>Year</u>		<u>Population</u>	<u>Percentage Change (Increase) in Population</u>
1960	U.S. Census Bureau figure	24,549	n/a
1970	U.S. Census Bureau figure	37,150	51.3%
1980	U.S. Census Bureau figure	57,427	54.6
1990	U.S. Census Bureau figure	86,129	50.0
2000	U.S. Census Bureau figure	169,599	96.9
2001	Estimate	185,120	9.2
2002	Estimate	196,314	6.0
2003	Estimate	211,146	7.6
2004	Estimate	228,332	8.1
2005	Estimate	241,963	6.0
2006	Projection	257,706	6.5
2007	Projection	278,778	8.2
2008	Projection	291,896	4.7
2009	Projection	305,014	4.5
2010	Projection	318,132	4.3

Population in Loudoun County



*Projection

Source: Loudoun County Department of Economic Development

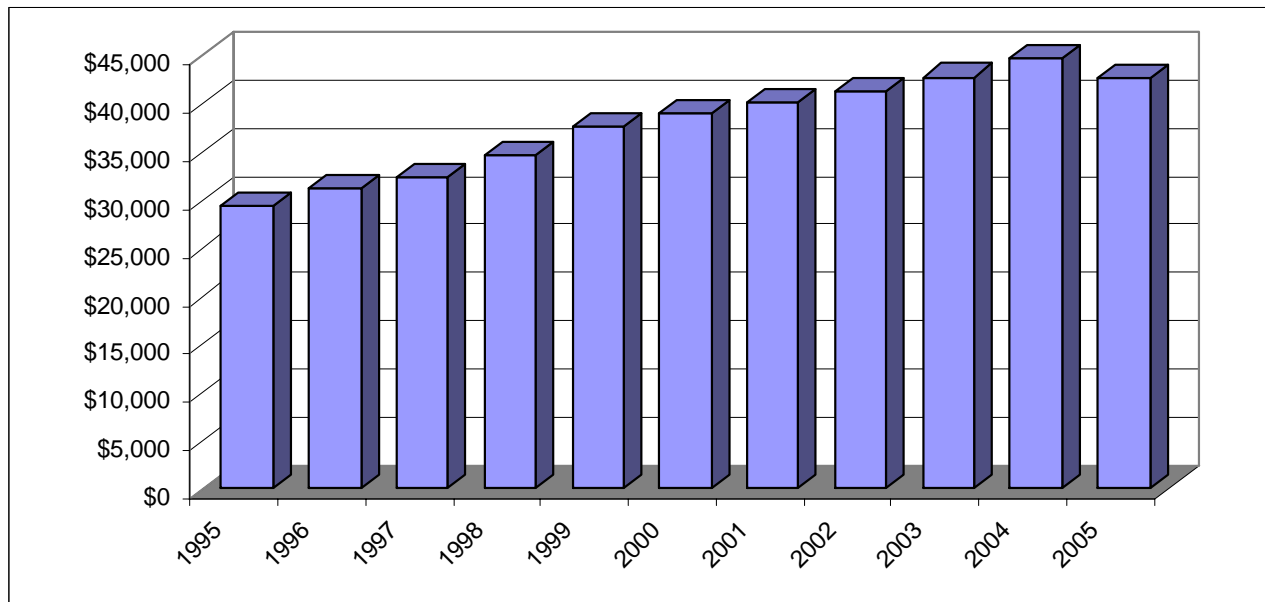
Per Capita Income

Loudoun County's per capita income increased considerably from 1995 through 2004. During that period, Loudoun's average annual increase in per capita income was almost 4% per year.

Incomes in Loudoun County are among the highest in the nation. Loudoun County's 2000 per capita income ranked in the top 1.5% in the United States, placing 46th out of 3,110 U.S. counties in the Bureau of Economic Analysis' survey. According to the 2000 Census, Loudoun ranked as the 3rd wealthiest jurisdiction in the U.S., based on household income.

<u>Year</u>	<u>Per Capita Income</u>	<u>Year</u>	<u>Per Capita Income</u>
1992	26,652	1999	37,542
1993	27,304	2000	39,055
1994	28,578	2001	40,182
1995	29,447	2002	41,312
1996	31,251	2003	42,725
1997	32,301	2004	44,687
1998	34,691	2005	42,669

**Per Capita Income
1995 – 2005**

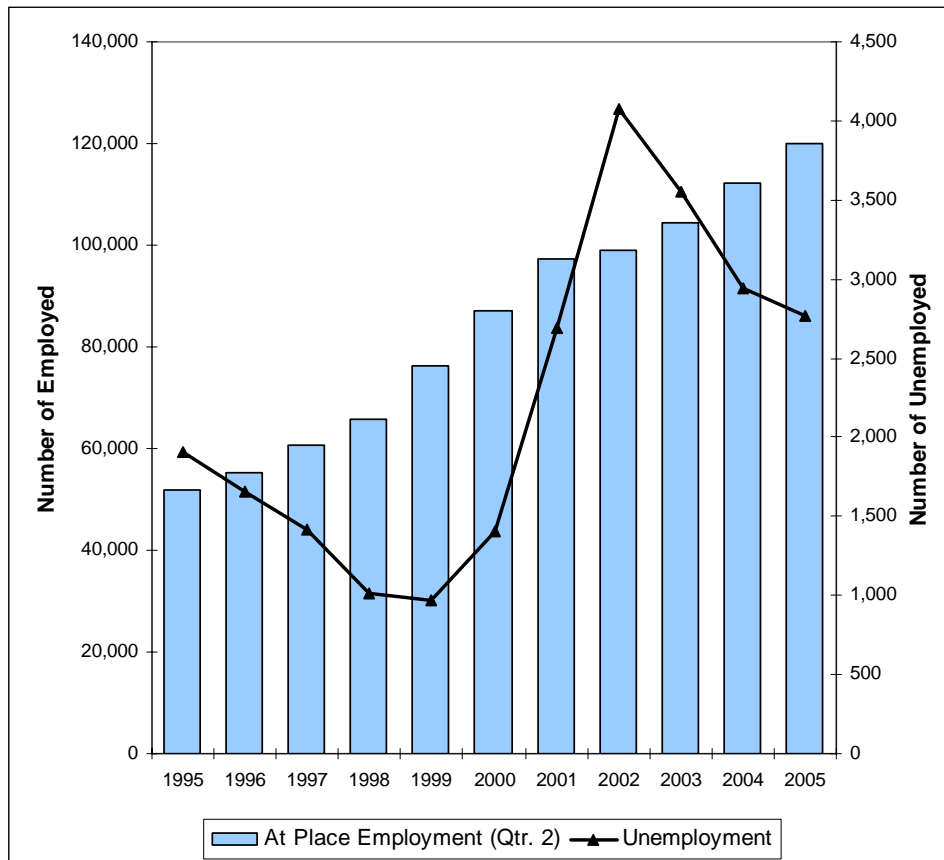


Source: U.S. Bureau of Economic Analysis, Loudoun County Department of Economic Development

At Place Employment & Unemployed

At place employment is the number of persons working at businesses and other organizations in the County. Loudoun's at place employment increased 132% between 1995 and 2005. From 1995 through 2000, the number of unemployed declined substantially each year, reflecting Loudoun's growing economy. The number of unemployed increased significantly in 2001 and 2002 due to economic recession. In 2003, Loudoun County led the nation in job growth which sharply decreased unemployment and increased at place employment in the County.

At Place Employment & Number Unemployed 1995 – 2005



Note: The at-place employment data and the number of unemployed are for the second quarter of each calendar year.

Source: Virginia Employment Commission

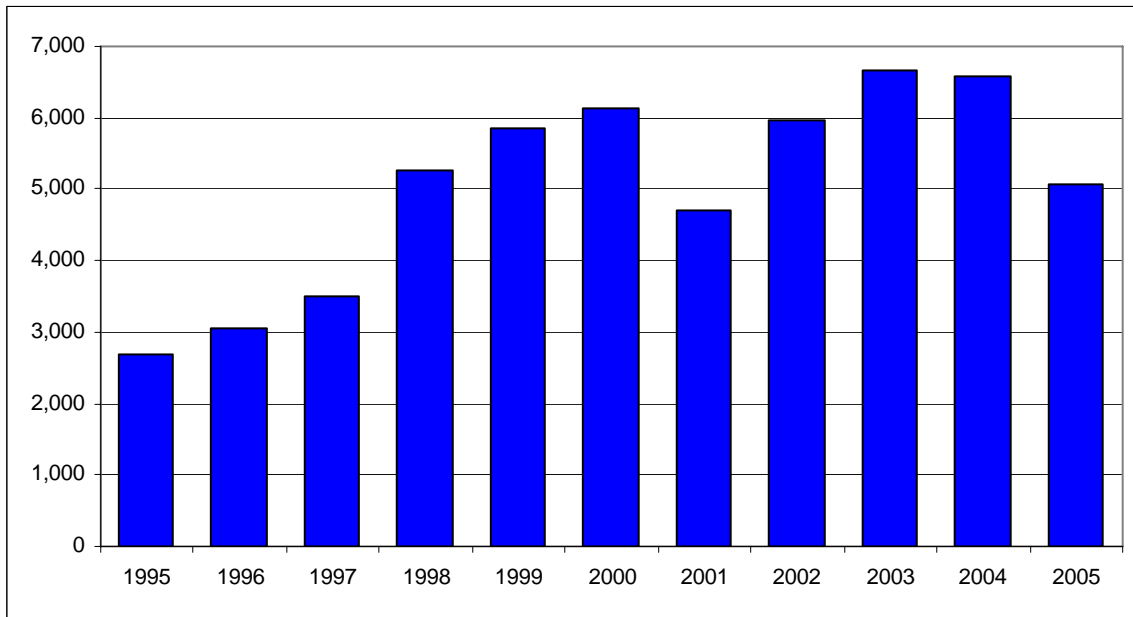
The number of employees in the County for each industrial classification as of the 2nd quarter of 2005 are:

<u>Industrial Classification</u>	<u>Number of Employees</u>	<u>Percentage</u>
Agriculture	393	0.33%
Mining	184	0.15
Utilities	91	0.08
Construction	13,700	11.42
Manufacturing	4,914	4.10
Transportation, Communications	12,129	10.11
Wholesale Trade	3,127	2.61
Retail Trade	13,923	11.61
Information	9,946	8.29
Finance, Insurance and Real Estate	3,927	3.27
Services	40,542	33.81
Government	17,045	14.21
Total	119,921	100.00%

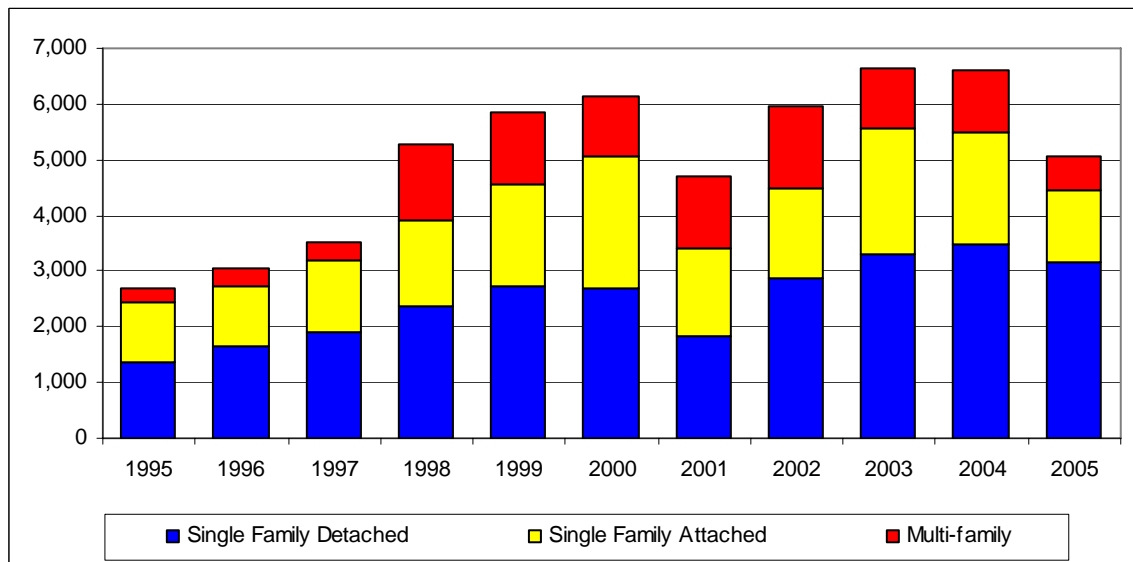
Residential Building Permits Issued

Residential construction has increased significantly since in the mid-1990s. Most of the new residential construction is for detached single family homes, though the number of single family attached and multi-family units has increased dramatically since 1998, diversifying Loudoun's residential opportunities. The County's relatively large amount of residential construction (more residents) has created increased service demands.

Total Residential Building Permits Issued for New Construction



Total Residential Building Permits Issued for New Construction by Type

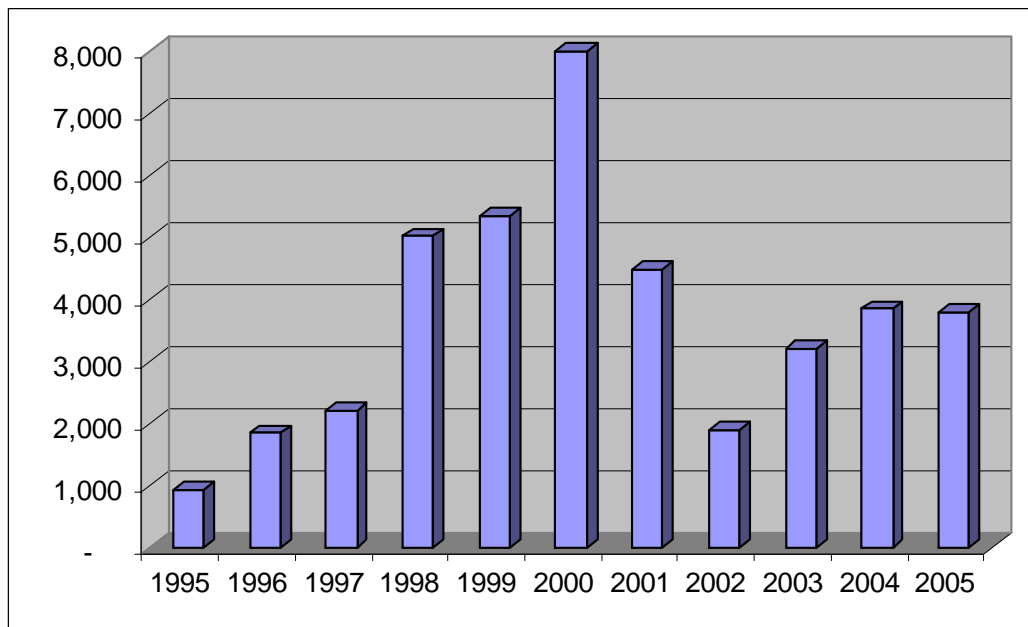


Source: Loudoun County Department of Economic Development

Non-Residential Construction and Vacancy Rate

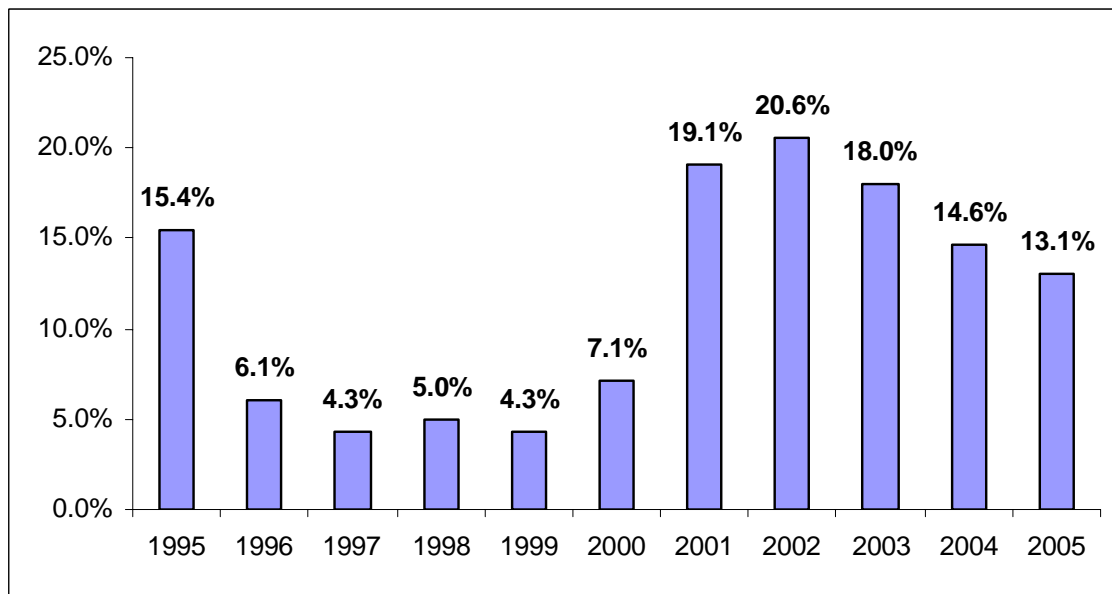
High levels of new non-residential construction occurred from 1998-2001 due to the construction of the Dulles Town Center Regional Mall, the Leesburg Outlet Center, the MCI office buildings complex, and other office projects by existing businesses. After a sharp downturn in 2002 due to economic recession, the market has rebounded locally as companies have entered a growth phase in hiring.

Non-Residential Square Footage Permitted for New Construction Calendar Years 1995 - 2005 (in thousands)



Source: Loudoun County Department of Economic Development

Commercial and Industrial Property Vacancy Rate as of December 31st



Source: Loudoun County Department of Economic Development

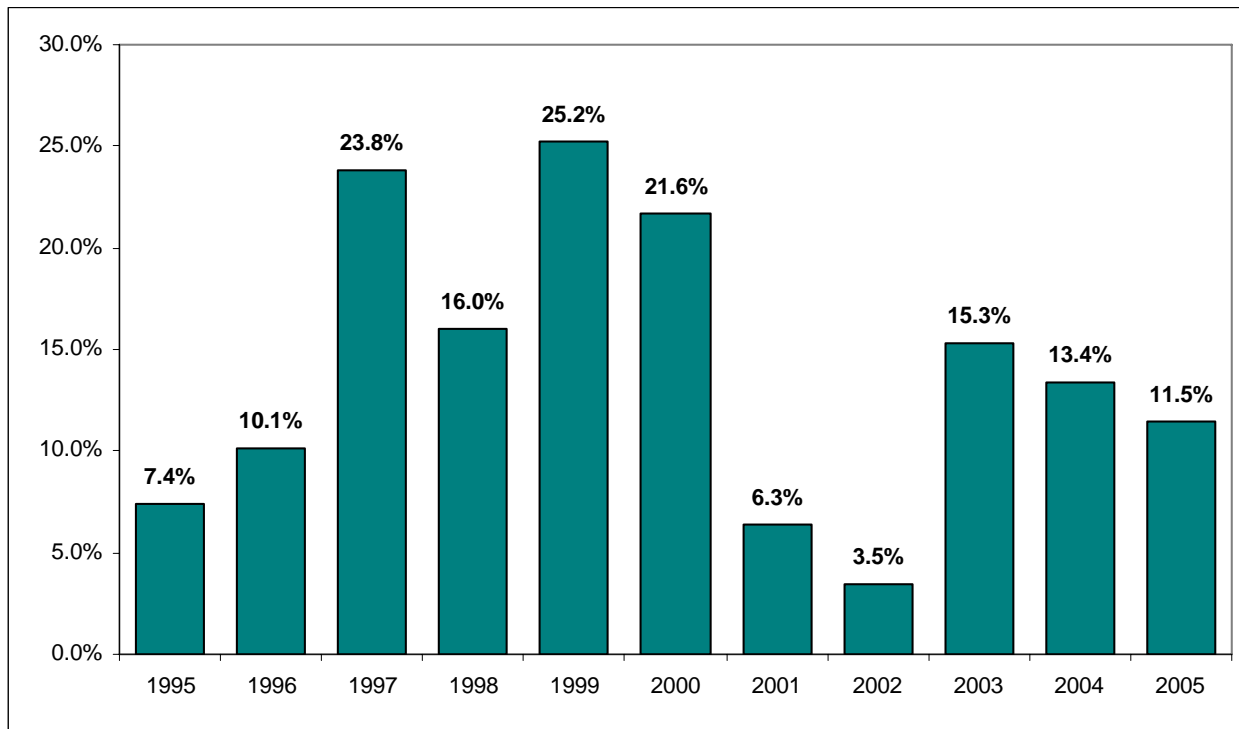
Retail Sales

Loudoun County's retail sales continued to grow in 2005, resembling the rate of growth experienced by the County in the late 1990s. The 2005 growth rate in retail sales was 11.5%. The percentage increases in retail sales in both 1999 and 2000 were the largest in recent years, 25.2% and 21.6% respectively, as retail outlets expanded. The retail sales amounts below include retail sales in the incorporated towns of the County, as well as sales in unincorporated areas.

Actual Retail Sales (in millions of dollars)

<u>Year</u>	<u>Sales</u>	<u>Year</u>	<u>Sales</u>
1992	\$781	1999	\$2,047
1993	911	2000	2,490
1994	1,060	2001	2,648
1995	1,138	2002	2,740
1996	1,253	2003	3,158
1997	1,409	2004	3,580
1998	1,635	2005	3,990

Annual Percentage Change in Actual Retail Sales Calendar Years 1995 – 2005

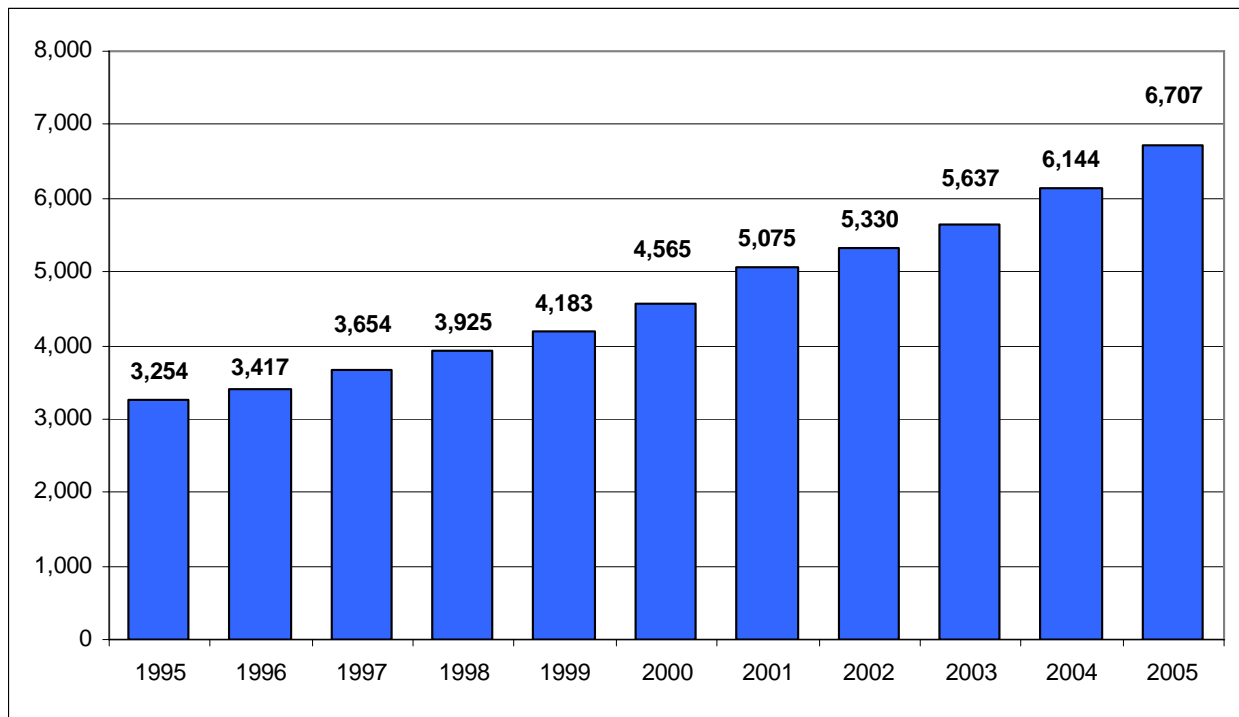


Source: Virginia Department of Taxation

Business Establishments

Since 1995, the number of business establishments has grown, reflecting a growing economy. The number of establishments can be used as a proxy for the number of businesses. An establishment is usually at a single location and engaged in one predominant activity. However, a company may be comprised of more than one establishment if they are in more than one location, or are engaged in multiple services or products that fall under different classifications.

**Number of Business Establishments
Calendar Years 1995 – 2005**



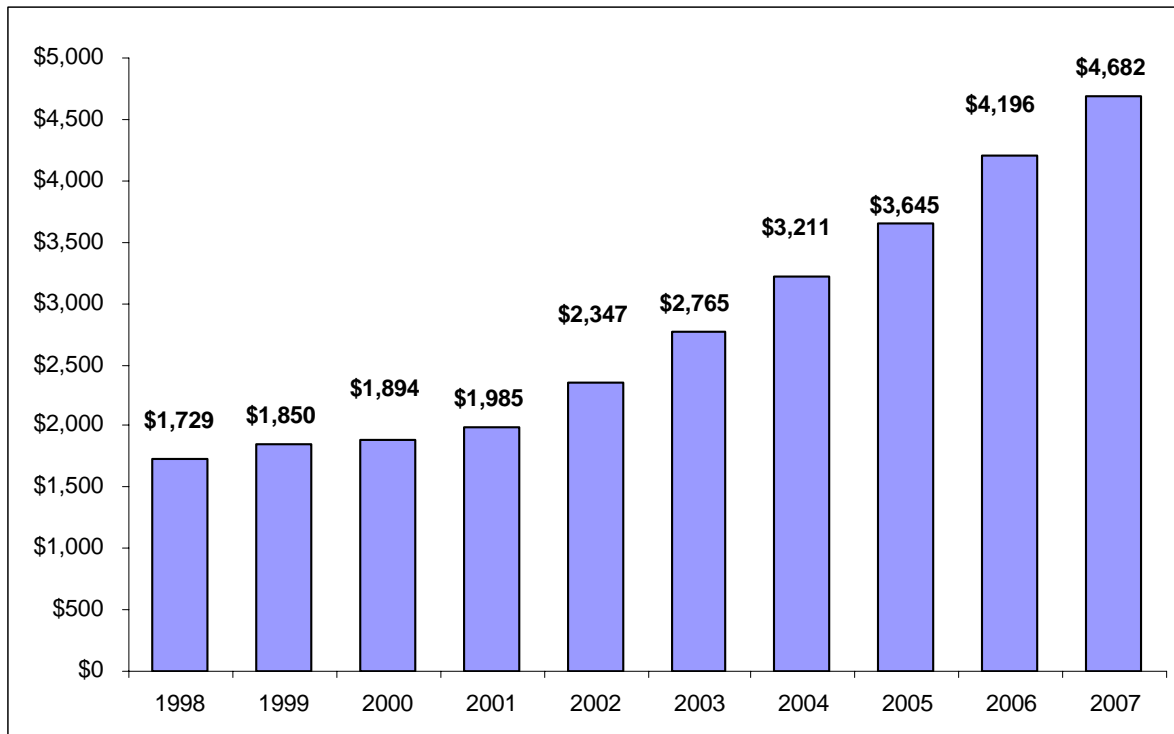
Source: Loudoun County Department of Economic Development

Average Homeowner Tax Bill

The average homeowner tax bill is computed by applying the County's real estate tax rate to the average assessed value of a Loudoun home. The following is a summary of the average assessed value of a home in Loudoun:

<u>Calendar Year</u>	<u>Fiscal Year</u>	<u>Tax Rate</u>	<u>Average Assessed Value of Home</u>	<u>Average Tax Bill</u>
1994	1995	\$1.02	\$153,142	\$1,562
1995	1996	0.99	157,123	1,556
1996	1997	1.03	160,710	1,655
1997	1998	1.06	163,145	1,729
1998	1999	1.11	166,681	1,850
1999	2000	1.11	170,654	1,894
2000	2001	1.08	183,765	1,985
2001	2002	1.08	217,317	2,347
2002	2003	1.05	263,290	2,765
2003	2004	1.11	289,300	3,211
2004	2005	1.1075	329,120	3,645
2005	2006	1.04	403,430	4,196
2006	2007	0.89	526,111	4,682

**Average Annual Homeowner Tax Bill
FY 1998 – FY 2007**



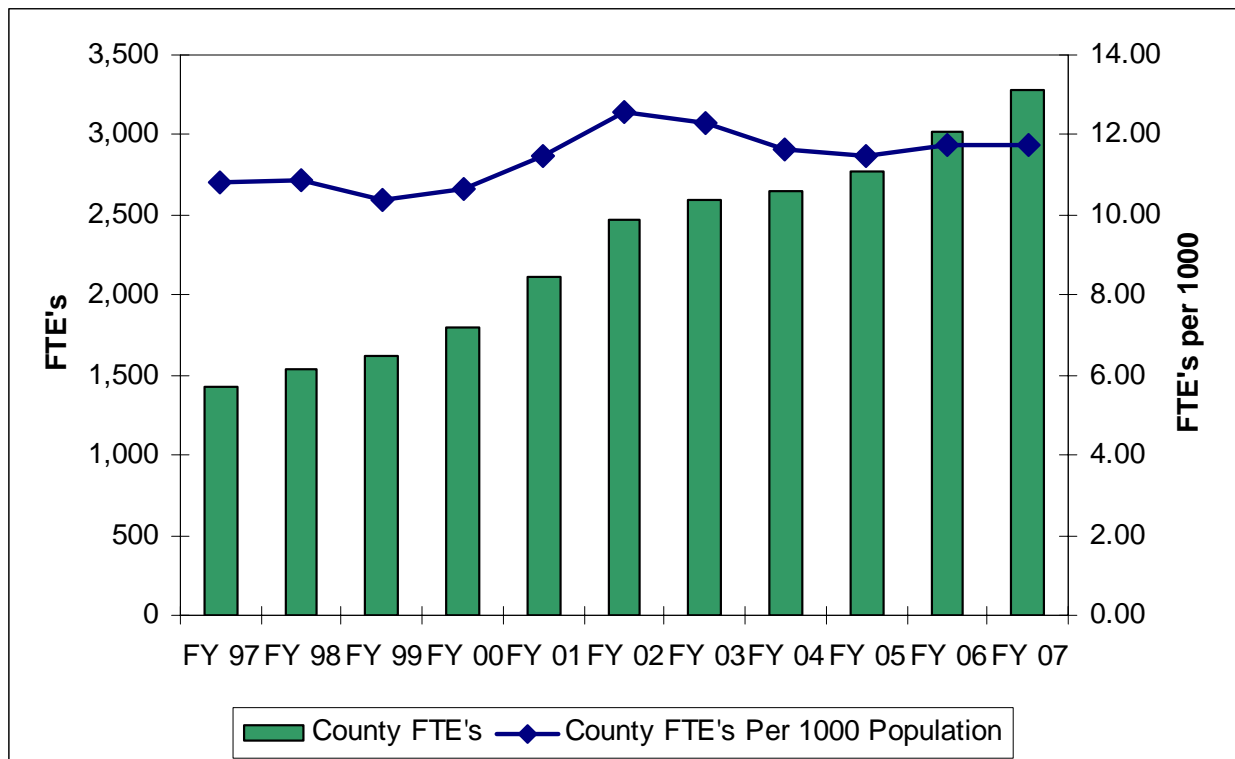
County Government FTE's Per 1,000 Population

One full-time equivalent employee (FTE) equates to one employee who is authorized to work the normal 1,950 hours per year. From FY 92 through FY 99, there was a decreasing trend in the number of FTE's per 1,000 residents as the number of FTE's declined and the County's population increased significantly. The number of FTE's per 1,000 residents has increased steadily in recent years to address increased service demands. While the number of County FTE's increased 8.4% in FY 07, the number of FTE's per 1,000 residents increased by only 0.2%.

County Government FTE's Per 1,000 Population

<u>Year</u>	<u>FTE's Per 1,000 Population</u>	<u>Year</u>	<u>FTE's Per 1,000 Population</u>
1992	14.54	2000	10.63
1993	13.38	2001	11.45
1994	12.06	2002	12.55
1995	11.13	2003	12.28
1996	11.28	2004	11.61
1997	10.79	2005	11.49
1998	10.86	2006	11.74
1999	10.38	2007	11.76

FTE's per Capita (per 1,000 Population) FY 97 - FY 07

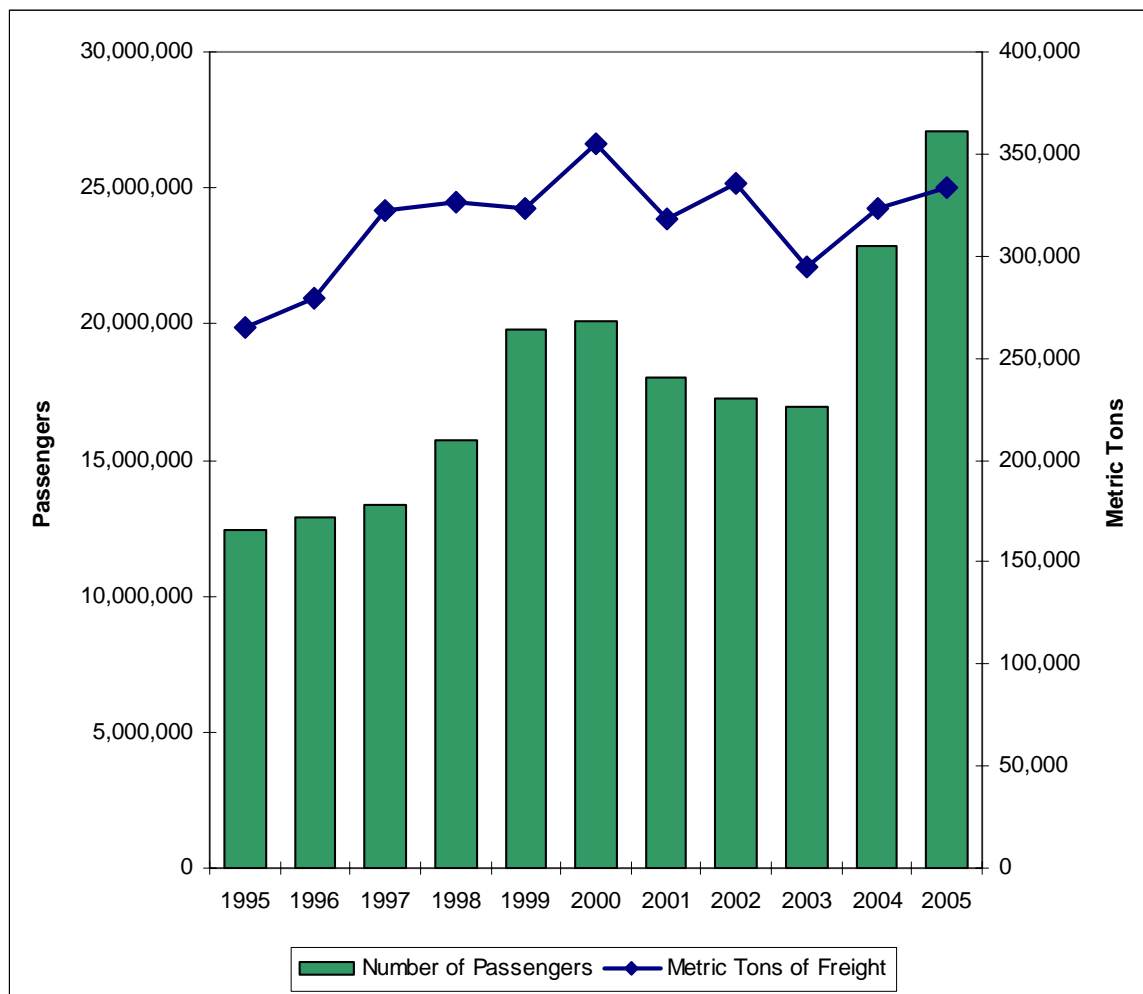


Passengers at Washington Dulles Airport

The number of passengers at Washington Dulles International Airport, which is a critically important part of the County's economy, decreased from 2001 to 2003 due to the terrorist attacks of September 11, 2001 and economic recession. Both passenger and freight traffic rebounded in 2004 and continued to increase in 2005. Since 2003, passenger traffic increased 59.6% and freight traffic increased 13.2%.

The airport remains committed to completing the multi-billion dollar expansion of its facilities, which will include two additional runways, the first later this decade. The growing airport helps to attract businesses to the County and has a significant positive impact on the County's economic growth.

**Actual Number of Passengers and Metric Tons of Freight at Washington Dulles International Airport
CY 1995 - CY 2005**



Source: Loudoun County Department of Economic Development.